

00-0-0396

(Do Not Write Above This Line)

AN ORDINANCE BY COMMUNITY  
DEVELOPMENT/HUMAN RESOURCES  
COMMITTEE TO CREATE THE CARVER  
HOMES HOUSING ENTERPRISE ZONE  
AND FOR OTHER PURPOSES

ADOPTED BY  
MAY 15 2000  
COUNCIL

- ☒ CONSENT REFER  
☐ REGULAR REPORT REFER  
☐ ADVERTISE & REFER  
☐ 1st ADOPT 2nd READ & REFER

Date Referred 4/3/00

Referred To: Community Development / Human Resources

## First Reading

Committee  
Date  
Chair

Committee

Date  
Chair  
Fav, Adv, Held (see rev. side)  
Other  
Members

Refer To

Committee  
Date  
Chair

Committee

Date  
Chair  
Fav, Adv, Held (see rev. side)  
Other  
Members

Refer To

## COUNCIL ACTION

☒ 2nd ☐ 1st & 2nd ☐ 3rd  
Readings

☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

CERTIFIED  
MAY 15 2000

ATLANTA CITY COUNCIL PRESIDENT

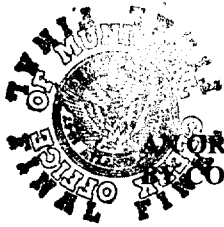
CERTIFIED  
MAY 15 2000

Richard Douglas Johnson  
MUNICIPAL CLERK

APPROVED

MAY 23 2000

MAYOR



CITY COUNCIL  
ATLANTA, GEORGIA

00-0 -0396

**ORDINANCE**

**COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE**

**AN ORDINANCE TO CREATE CARVER HOMES HOUSING ENTERPRISE ZONE AND FOR OTHER PURPOSES.**

**WHEREAS** an amendment to the Constitution of the State of Georgia was adopted by referendum in November 1982 giving the Council of the City of Atlanta power to create urban enterprise zones in the City of Atlanta; and

**WHEREAS** enabling legislation known as the Atlanta/Fulton County Urban Enterprise Zone Act was enacted by the Georgia General Assembly and signed by the Governor in March 1983 and subsequently amended; and

**WHEREAS** the Atlanta/Fulton County Urban Enterprise Zone Act gives the Council of the City of Atlanta authority to designate areas within the City as urban enterprise zones for housing purposes if certain conditions are met; and

**WHEREAS** designation of a housing enterprise zone exempts the taxable value of property within the zone only from ad valorem taxes for City purposes, but the Board of Commissioners of Fulton County, by appropriate resolution, may exempt from ad valorem taxation for County purposes the taxable value of the same property exempted by the City; and

**WHEREAS** types of property may be exempted, conditions must be met by owners of private property to qualify for an exemption, period and rate of exemptions, and elections may be made by the Atlanta City Council among various types of exemptions which are specified by State law; and

**WHEREAS** State law provides that an exemption from ad valorem taxation for City purposes also includes, but is not limited to, school and educational purposes; and

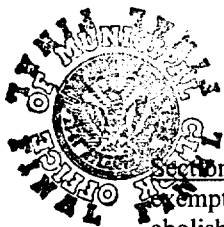
**WHEREAS** the city of Atlanta Development Impact Fee Ordinance provides that, under certain conditions, the City may exempt development in urban enterprise zones from the requirement to pay development impact fees; and

**WHEREAS** it is the expressed intent of the Atlanta City Council to use urban enterprise zone legislation as an incentive to generate private investment in areas of the City which otherwise might not attract such investments for housing construction and job creation purposes; and

**WHEREAS** the conditions and qualifications of the Atlanta/Fulton County Urban Enterprise Zone Act, as amended, have been met relative to the creation of Carver Homes Housing Enterprise Zone;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY ORDAINS**

Section 1: It is found by the Council of the City of Atlanta that the area in and around Carver Homes is economically and socially depressed. It is further found that areas such as this contribute to or cause unemployment, create an inordinate demand for public services and, in general, have a deleterious effect on the public health, safety, welfare and morals. It is further found that these areas, as is the case with Carver Homes are characterized by no investment or under-investment by private enterprise in ventures which produce jobs, trade, provision of services, and economic activities which individually and together contribute to a healthy society. This lack of private investment and activity contributes to social and economic depression in such areas. Therefore, it is in the public interest that incentives be provided to private enterprise to invest in such areas, and that such private enterprise place priority upon the employment of those residents in those economically and socially depressed areas designated herein as urban enterprise zones.



Section 2: The Carver Homes Housing Enterprise Zone is hereby created. The effective date of all exemptions established therein shall be January 1, 2001. Carver Homes Housing Enterprise Zone shall be abolished on December 31, 2010. Carver Homes Housing Enterprise Zone shall otherwise not be abolished except as provided in State law. A legal description of Carver Homes Housing Enterprise Zone is attached hereto as Exhibit "A", and made a part hereof, and shall be on file in the Bureau of Planning and the Office of the Municipal Clerk.

Section 3: The Municipal Clerk is hereby directed to transmit a copy of this Ordinance as well as the legal description of Carver Homes Housing Enterprise Zone to the Tax Commissioner of Fulton County, to the Commissioner of the Department of Community Affairs of the State of Georgia, and to the Superintendent of the Atlanta Board of Education immediately upon approval by the Mayor of the City of Atlanta.

Section 4: That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

A true copy,

*Rhonda Daughin Johnson*  
Municipal Clerk, CMC

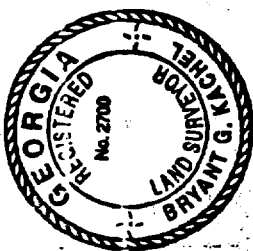
**ADOPTED by the Council**  
**APPROVED by the Mayor**

May 15, 2000  
May 23, 2000

## PHASE ONE



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



*Bryant G. Kachel* 7-27-00

DATE  
BRYANT G. KACHEL  
GEORGIA REGISTERED LAND SURVEYOR  
REGISTRATION NUMBER 2700

1908 CLIFF VALLEY WAY, SUITE 200  
ATLANTA, GEORGIA 30329  
PHONE: 404-320-1001

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 73 OF THE 14TH DISTRICT, FULTON COUNTY, CITY OF ATLANTA, GEORGIA, LYING WITHIN THE LIMITS OF A DEVELOPMENT OF THE CITY OF ATLANTA HOUSING AUTHORITY KNOWN AS CARVER HOMES, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF PRYOR ROAD (60 FOOT RIGHT-OF-WAY WIDTH) WITH THE NORTHERLY RIGHT-OF-WAY OF MOURY AVENUE (60 FOOT RIGHT-OF-WAY WIDTH), SAID POINT BEING THE POINT OF BEGINNING.

THENCE PROCEED ALONG SAID EASTERLY RIGHT-OF-WAY OF PRYOR ROAD NORTH 85 DEGREES 18 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 187.20 FEET TO A CONCRETE MONUMENT.

THENCE DEPART SAID EASTERLY RIGHT-OF-WAY OF PRYOR ROAD SOUTH 87 DEGREES 02 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 740.80 FEET TO A POINT.

THENCE SOUTH 01 DEGREE 31 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 400.00 FEET TO A POINT.

THENCE SOUTH 87 DEGREES 57 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 257.47 FEET TO A POINT.

THENCE SOUTH 03 DEGREES 13 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 800.00 FEET TO A POINT.

THENCE NORTH 87 DEGREES 37 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 740.80 FEET TO A POINT.

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1105.00 FEET AND AN ARC LENGTH OF 68.44 FEET, BEING SUBTENDED BY A CHORD OF NORTH 19 DEGREES 30 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 68.43 FEET TO A POINT.

THENCE NORTH 17 DEGREES 44 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 122.40 FEET TO A POINT.

THENCE NORTH 48 DEGREES 44 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 47.17 FEET TO A POINT.

THENCE SOUTH 72 DEGREES 15 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 86.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF MOURY AVENUE (60 FOOT RIGHT-OF-WAY WIDTH).

THENCE PROCEED ALONG SAID NORTHEASTERLY RIGHT-OF-WAY OF MOURY AVENUE THE FOLLOWING COURSES AND DISTANCES:

NORTH 17 DEGREES 44 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 184.00 FEET TO A POINT.

THENCE NORTH 17 DEGREES 27 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 30.00 FEET TO A POINT.

THENCE DEPART SAID NORTHEASTERLY RIGHT-OF-WAY OF MOURY AVENUE AND PROCEED ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 600.02 FEET AND AN ARC LENGTH OF 105.48 FEET, BEING SUBTENDED BY A CHORD OF NORTH 78 DEGREES 24 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 105.34 FEET TO A POINT.

THENCE NORTH 17 DEGREES 42 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 67.88 FEET TO A POINT.

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 508.70 FEET AND AN ARC LENGTH OF 182.99 FEET, BEING SUBTENDED BY A CHORD OF NORTH 28 DEGREES 01 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 182.29 FEET TO A POINT.

THENCE NORTH 38 DEGREES 01 MINUTE 38 SECONDS WEST FOR A DISTANCE OF 74.41 FEET TO A POINT.

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 344.88 FEET AND AN ARC LENGTH OF 50.98 FEET, BEING SUBTENDED BY A CHORD OF NORTH 40 DEGREES 40 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 55.90 FEET TO A POINT.

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 158.00 FEET AND AN ARC LENGTH OF 58.22 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 57 DEGREES 44 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 57.88 FEET TO A POINT.

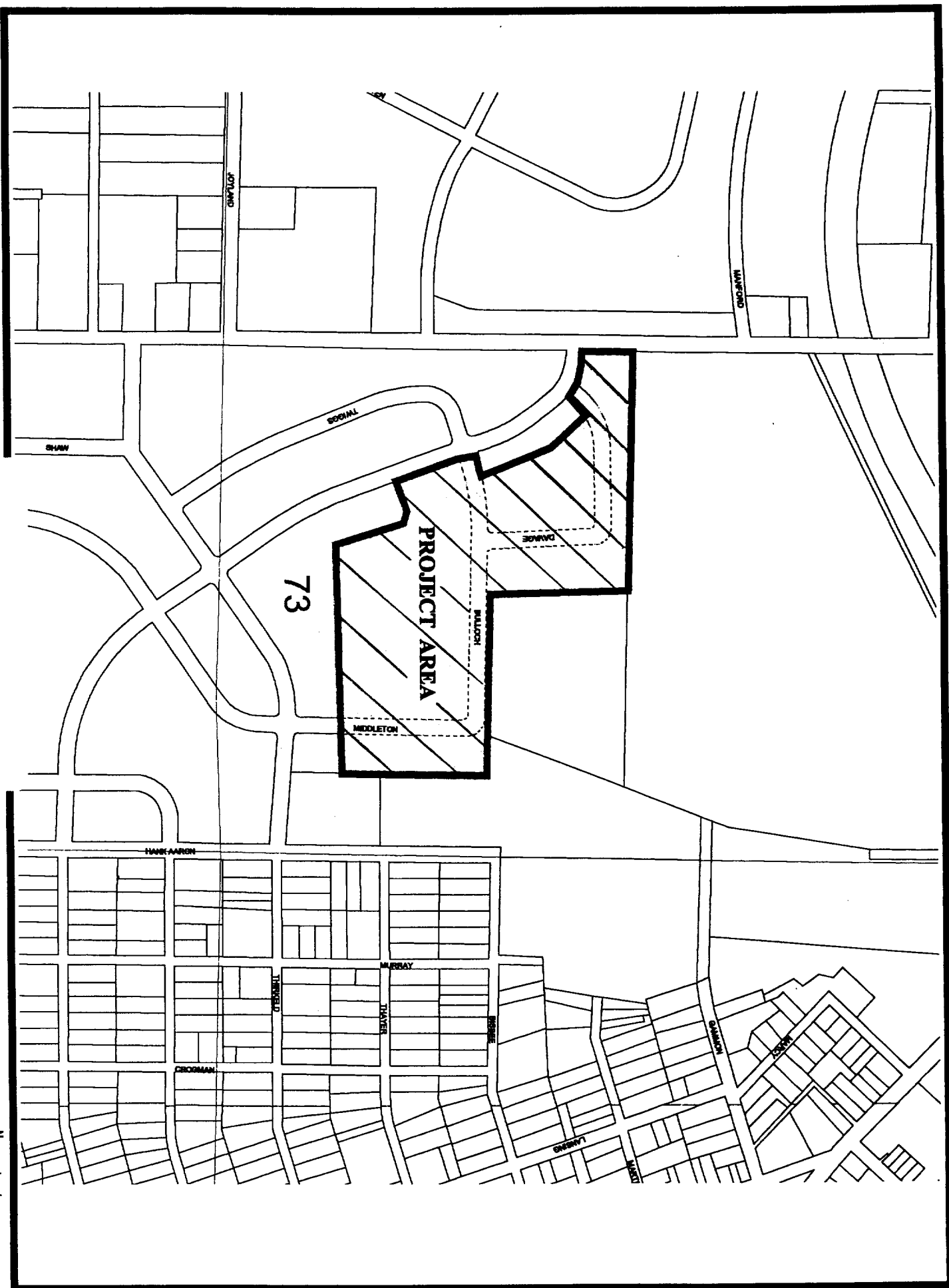
THENCE SOUTH 47 DEGREES 15 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 46.15 FEET TO A POINT AT THE AFFORSAID NORTHEASTERLY RIGHT-OF-WAY OF MOURY AVENUE.

THENCE PROCEED ALONG THE NORTHEASTERLY AND NORTHERLY RIGHT-OF-WAY OF SAID MOURY AVENUE THE FOLLOWING COURSES AND DISTANCES:

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 238.88 FEET AND AN ARC LENGTH OF 51.28 FEET, BEING SUBTENDED BY A CHORD OF NORTH 55 DEGREES 07 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 51.18 FEET TO A POINT.




THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 238.68 FEET AND AN ARC LENGTH OF 104.62 FEET, BEING SUBTENDED BY A CHORD OF NORTH 73 DEGREES 45 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 104.52 FEET TO A POINT.

PO  
BEC



## Carver Homes



 NPU-Y-Straps  
 NPU-Y-Parcels  
 LI-Pageship

**EVALUATION OF PROPOSED  
CARVER HOMES  
HOUSING ENTERPRISE ZONE**

<b>Criteria</b>	<b>Required</b>	<b>Proposed</b>	<b>Compliance</b>
1. Eligibility Criteria a. Evidence of Pervasive Poverty b. Unemployment c. General Distress (High Crime or Vacant/Abandoned Buildings) d. Underdevelopment	Must meet 3 out of 4 Criteria a. Poverty rate of $\geq 20\%$ or more b. Census tract job loss $\geq 10\%$ c. High Crime or Vacant/Abandoned Buildings d. Lack of development activity $\leq 20\%$ for NPU as compared to the city as a whole	a. Poverty rate of $\geq 30\%$ for CT 55.02 BG 3 b. <b>-23%</b> c. 33% of crime for Zone 3 d. -24% for NPU Y	3 out of 4 criteria  √
2. Acreage	None	18-20 acres	√
3. CDP Consistency	CDP Land Use Classification Low Density Residential F.A.R. 0.0-.349	Low Density Residential 13.3 units per acre F.A.R. = .273	√
4. Zoning Compliance	RG-2	RG-2	√
5. Project Readiness	$\geq 30\%$ of Units to be Initiated in Year 1	72 of 240 units	√
6. Project Specificity	Project Specific Zone or $\geq 50\%$ of Area-wide Zone	Project Specific	√
7. Non-Displacement	Minimum Displacement	Affected Units – 670 Total Relocated to date – 433 Families w/Circumstances – 235 Remaining on Site – 87 (to be relocated with relocation assistance)	√
8. Affordability (Housing and Mixed-Use Residential/Commercial Enterprise Zones)	20% of total units and 10% of each housing type is affordable to households whose income does not exceed 60% of the median income for the Atlanta MSA (low income). 20% must bear monthly rents $\leq 30\%$ of low-income level, adjusted by family size. 20% must bear purchase prices $\leq \$131,780$ or 2.2 median income for the Atlanta MSA.	50% Public Housing 20% Low Income 30% Market Rate	√
9. Provision for Atlanta Police officers and their families (Housing and Mixed-Use Residential/Commercial Enterprise Zones)	5% of available units to be offered to Atlanta Police officers and their families at purchase prices or monthly rents, which do not exceed the low-income level of affordability. <u>Sales</u> -affordable units $>20\%$ of total exemption, or <u>Rental</u> - (cumulative basis over the 1 <sup>st</sup> five years	Proposed to comply	√
10. Financial Feasibility	Chief Financial Officer's Statement of Fiscal Impact a. negative cash flow, or b. debt coverage ratio $<1.20$ , or c. a variable-ratio DCR equivalent to said fixed-rate ratio, based upon reasonable assumptions as certified	TBA	TBA

**THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA  
RELOCATION STATISTICS**

**Relocation Start Date: January, 1997**

**CARVER HOMES**

**Week Ending: 02/18/00**

PHASES	I	II	III	IV	TOTAL
Relocation Phase Schedule	8/98-2/99	2/99-6/99	7/99-12/99	1/00-6/00	
Site Units	248	261	284	197	990
Vacant Units	-97	-85	-96	-42	-320
<b>Affected Units at Relocation Start Date</b>	<b>151</b>	<b>176</b>	<b>188</b>	<b>155</b>	<b>670</b>

TOTAL NUMBER OF AFFECTED FAMILIES	I	II	III	IV	TOTAL
Affected Families - Regular	149	175	186	153	663
Residuals/Head of Household Deceased	2	1	2	2	7
<b>Number of Families at Relocation Start Date</b>	<b>151</b>	<b>176</b>	<b>188</b>	<b>155</b>	<b>670</b>

FAMILIES IN RELOCATION PROCESS	I	II	III	IV	TOTAL
Section 8	0	0	0	2	2
Public Housing Transfer	0	0	0	0	0
On-Site	0	0	0	0	0
Homeownership	0	0	0	0	0
Other Housing	0	0	0	0	0
<b>Total Families in Relocation Process</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>

FAMILIES RELOCATED	I	II	III	IV	TOTAL
Section 8	56	50	37	44	187
Public Housing	34	30	44	32	140
On-Site	12	22	31	20	85
Homeownership	3	3	5	3	14
Other Housing	0	4	2	1	7
<b>Total Families Relocated</b>	<b>105</b>	<b>109</b>	<b>119</b>	<b>100</b>	<b>433</b>

FAMILIES WITH CIRCUMSTANCES	I	II	III	IV	TOTAL
Deceased/ no residuals	3	7	3	4	17
Evicted	14	11	8	10	43
Moved Without Notice	12	15	12	9	48
Notified of Benefits/No Response	15	30	32	20	97
Moved Without Relocation Assistance	2	4	14	10	30
Other	0	0	0	0	0
<b>Total Families with Circumstances</b>	<b>46</b>	<b>67</b>	<b>69</b>	<b>63</b>	<b>235</b>

PHASES	I	II	III	IV	TOTAL
Remaining Families On-Site	0	0	0	87	87

**COMMENTS:**

Staff is in the process of updating and checking residents files against information in the Relocation database.

Post Occupancy On-Site Home Visits                      3  
Office Conferences with Residents                              9

*Source: Atlanta Housing Authority*



## CITY OF ATLANTA

DEPARTMENT OF PLANNING, DEVELOPMENT AND NEIGHBORHOOD CONSERVATION

68 MITCHELL STREET, S.W. SUITE 3350 • ATLANTA, GEORGIA 30335-0308

404-330-6145 • FAX: 404-658-7491

BILL CAMPBELL  
MAYOR

MICHAEL A. DOBBINS  
Commissioner

TIM POLK  
Deputy Commissioner

ROBERT C. GRAY  
Director

Bureau of Planning

February 23, 2000

Rita Gibson  
Carver Redevelopment, LLC  
60 Piedmont Avenue  
Atlanta, GA 30303

Dear Ms. Gibson:

We have received your application for designation of Carver Homes as a housing enterprise zone. Although your application is complete, the legal description submitted with your application covers the entire Caver Homes area as opposed to Parcel A, 240 units. For this reason, you will need to send us a revised certified legal description for Parcel A.

We have scheduled a presentation of the application to Neighborhood Planning Unit Y on Monday, March 20, 2000 at 7:00 p.m. at the John Birdine Facility, located at 215 Lakewood Way, S. W. The chair of NPU - Y is Dr. Nana Nyarko and she can be reached at (404) 622-1555. Please be present at the NPU - Y meeting to briefly present your proposal and to answer any questions regarding your application.

Additionally, the Community Development and Human Resources Committee of the Atlanta City Council will hold a public hearing on your application on Tuesday, May 9, 2000 at 6:00 p.m. in the Council Chambers at City Hall. Please be present at the hearing to briefly present your proposal and to answer any questions regarding this application.

Should you require any further information, please contact Robert Gray at (404) 330-6328 or Sara Wade Hicks at (404) 330-6728.

Sincerely,

*Robert Gray*  
Robert Gray

xc: Michael A. Dobbins  
Tim Polk  
Sara Wade Hicks



RCS# 1969  
5/15/00  
5:29 PM

Atlanta City Council

Regular Session

00-O-0396

TO CREATE CARVER HOMES HOUSING  
ENTERPRISE ZONE  
ADOPT

YEAS: 14  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 2  
EXCUSED: 0  
ABSENT 0

Y McCarty	Y Dorsey	Y Moore	Y Thomas
Y Starnes	Y Woolard	Y Martin	Y Emmons
Y Bond	Y Morris	Y Maddox	Y Alexander
NV Winslow	Y Muller	Y Boazman	NV Pitts

00-O-0396